

FOR
SALE



The Stables Dormington, Hereford HR1 4FA

Offers in Excess of £500,000 - Freehold 22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Unique rural property in an exclusive village location with 4/5 bedrooms, en-suites, air source heating, full of character and charm, spacious accommodation, private secluded courtyard garden, carport. Viewing essential.

POINTS OF INTEREST

- *Intriguing attached property*
- *Private quiet setting*
- *Popular village location*
- *Exposed timbering*
- *Parking & gardens*
- *Air source heating*
- *Spacious & versatile accommodation*
- *No onward chain*
- *Lots of charm and character*
- *Viewing essential*



ROOM DESCRIPTIONS

Accommodation

Glazed door to

Entrance Hall

Open-tread spiral staircase to the first floor, Karndean flooring and access to

Study

Radiator, downlighters, Karndean flooring, window.

Bathroom

White suite comprising bath with shower over, wash hand basin, WC, radiator, tiled floor, downlighters, extractor fan and window

Bedroom 1

Radiator, Karndean flooring, window to side, en-suite shower room, tiled shower cubicle with glass screen, mains overhead and hand-held fittings, WC, wash hand basin, extractor fan, ladder-style radiator, window, built-in cupboard.

Sitting Room

A lovely room with hardwood flooring, stone fireplace with woodburning stove, 2 radiators, 2 windows to front, exposed ceiling timber.

Kitchen/Breakfast Room

Fitted with range of oak farmhouse-style base and wall mounted units with quartz worksurfaces and tiled splashbacks, sink unit with mixer tap, plumbing for dishwasher, space for range-style cooker with built-in extractor hood over, tiled floor, radiator, double glazed doors to the garden.

First Floor Landing

Exposed timbering, radiator, window overlooking the garden.

Bedroom 2

Radiator, window overlooking the garden.

Bedroom 3

2 Velux windows, exposed timbering, radiator.

A door leads from the kitchen to the

Inner Hall

Radiator, window to garden, storage cupboards.

Utility Room

Plumbing for washing machine, space for tumble drier, wall cupboards and extensive shelving.

Bedroom 4

Radiator, window to garden, en-suite shower room with tiled walls and floor, double-width cubicle with mains fitting, wash hand basin, WC, ladder-style radiator, extractor fan.

Stairs lead from the inner hall to the

Landing

Eaves storage cupboard

Bedroom 5

Radiator, window to garden.

Outside

The property is approached via 'The Maltings' development, via a private road and there are double iron lockable gates to Carport, with access to the garden which could provide additional parking if required.

The Stables has courtyard gardens which lie to the southern side of the property and are part walled offering an exceptional degree of privacy and seclusion. There is a beautifully maintained lawn with attractive borders, good-sized seating area with original stable cobbles and log store. The development has a small childrens play area.

General Information

Services

Mains water, electricity and drainage are connected.

Telephone (subject to transfer regulations). Air Source central heating.

Outgoings

Council Tax Band 'C'

Water & drainage - rates are payable.

Tenure & Possession

Freehold - vacant possession on completion

Directions

From Hereford proceed towards Ledbury on the A438 continuing through Lugwardine and Bartestree into Dormington. Turn right towards Mordiford and then left, after a short distance, into The Maltings. Turn right, and after 50 yards just before the green bear right and continue to the end of this road where the entrance to the property is located to the righthand side.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

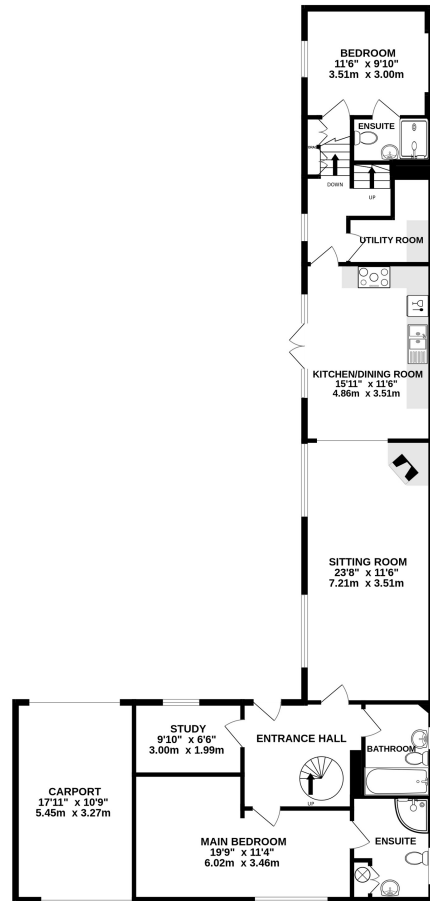
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

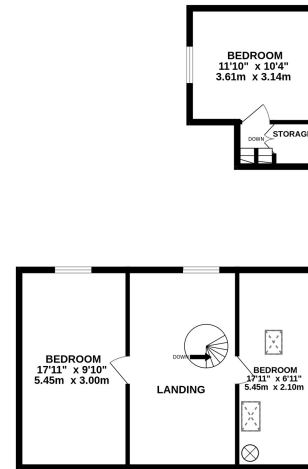
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1339 sq.ft. (124.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |